

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - May 15, 1968

Appeal No. 9574 Mabel H. Covington, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 21, 1968.

ORDERED:

That the appeal for permission to change a nonconforming use from a flat to rooming and boarding house at 1110 Hamlin St. N.E., lot 47, square 3876, be denied.

FINDING OF FACTS:

1. The subject property west 15 feet from 12th Street is located in a C-1 District with the remaining portion of the lot located in an R-2 District.
2. The property is improved with a two-story brick dwelling which has been converted to a two-family flat.
3. It is proposed to change the present use to a rooming and boarding house.
4. Opposition to the granting of this appeal was registered at the public hearing; BZA File No. 9574 contains petitions from neighboring property owners some of whom are supporting the proposed use and others who are opposed.

OPINION:

We are of the opinion that this appeal must be denied.

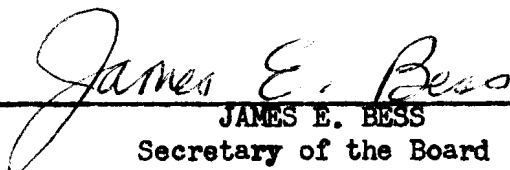
There is substantial neighborhood opposition to the granting of this appeal which would mitigate against the theory that the use will not be objectionable in the neighborhood in which it is located. The proposed use will no doubt cause more traffic than a two-family flat and thereby be detrimental to the neighborhood.

We hold that this use will have an adverse affect upon the present character and future development of the neighborhood, and will substantially impair the purpose, intent and integrity of the zoning regulations and map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

  
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JAMES E. BESS  
Secretary of the Board